BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

Second Quarter, 2009

1 Value of Real Estate Transactions

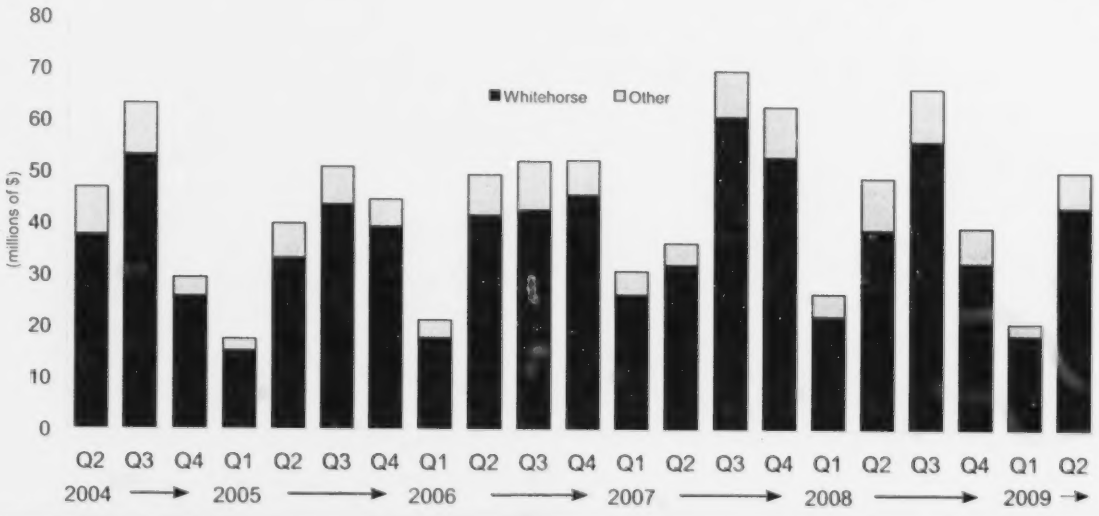
		Yukon	Whitehorse	Other
			($000)	
2009	Q2	49,925.2	43,051.1	6,874.1
	Q1	20,549.8	18,247.8	2,302.0
2008	Q4	39,042.7	32,271.3	6,771.4
	Q3	65,912.5	55,814.7	10,097.9
	Q2	48,643.0	38,686.7	9,956.3

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The total value of real estate transactions in the Yukon for the second quarter of 2009 was $49,925,200. This is an increase of $1,282,200, or 2.6%, compared to the second quarter of 2008 which was $48,643,000. The Yukon's second quarter value for 2009 is the highest second quarter on record.

In Whitehorse for the second quarter of 2009, the value of transactions totalled $43,051,100. This is an increase of $4,364,400, or 11.3%, compared to the second quarter of 2008 which was $38,686,700. Whitehorse's second quarter value for 2009 is also the highest second quarter on record.

In the rest of the Yukon, the value of real estate transactions for the second quarter of 2009 decreased by $3,082,200, or 31.0%, compared to the same time period in 2008.



2 Value and Type of Real Estate Transactions in Whitehorse

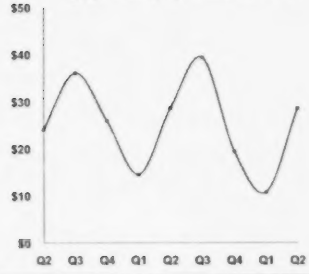
The value of real estate transactions in Whitehorse increased $4,364,400 or 11.3%, comparing the second quarter of 2009 ($43,051,100) to the second quarter of 2008 ($38,686,700).

		Total *	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2009	Q2	43,051.1	28,441.8	324.3	3,503.2	3,938.2	2,887.3	x	2,048.0	x
	Q1	18,247.8	10,639.3	585.0	x	5,069.9	1,220.0	0.0	x	x
2008	Q4	32,271.3	19,370.3	650.0	959.0	5,582.6	2,688.3	x	x	917.1
	Q3	55,814.7	39,246.9	x	4,455.0	5,532.4	5,300.3	x	0.0	0.0
	Q2	38,686.7	28,468.2	888.6	2,540.9	1,727.5	2,768.0	x	x	x
Number of Real Estate Transactions										
2009	Q2	149	89	4	18	17	12	x	4	x
	Q1	69	35	4	x	21	5	0	x	x
2008	Q4	115	60	4	5	24	12	x	x	5
	Q3	189	119	x	23	22	22	x	0	0
	Q2	128	85	6	13	7	12	x	x	x

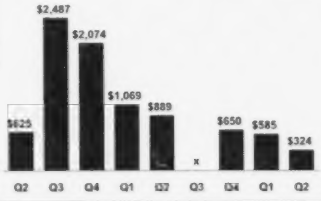
x = suppressed for confidentiality. Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q2 2007 to Q2 2009, *by type of transaction*

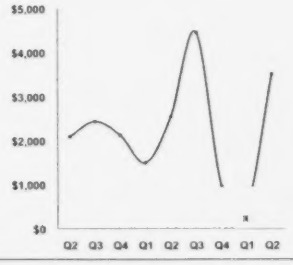
Sales of Single Houses
by quarter (Q), millions of $



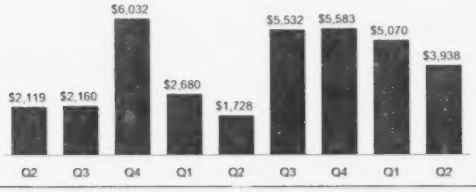
Sales of Family Lots[1]
by quarter (Q), thousands of $



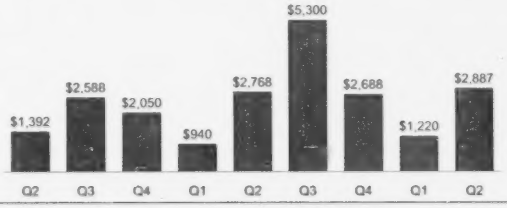
Sales of Mobile Homes
by quarter (Q), thousands of $



Sales of Condos
by quarter (Q), thousands of $



Sales of Duplexes
by quarter (Q), thousands of $



Sales of Commercial Properties
by quarter (Q), thousands of $

Sales of Industrial Properties
by quarter (Q), thousands of $

x = suppressed for confidentiality

[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales						($000)				
2009	Q2	28,441.8	x	4,548.0	3,079.2	2,903.0	2,848.2	11,624.7	x	1,920.3
	Q1	10,639.3	1,033.0	1,301.5	1,095.0	0.0	1,437.5	5,132.8	x	x
2008	Q4	19,370.3	x	4,477.9	2,170.0	x	x	8,178.8	0.0	1,458.0
	Q3	39,246.9	1,979.8	8,002.2	5,145.0	2,866.1	5,627.8	13,733.8	x	x
	Q2	28,468.2	818.0	5,124.5	6,874.5	1,278.0	3,247.0	10,135.2	0.0	991.0
Number of Single House Sales						(no.)				
2009	Q2	89	x	17	10	8	8	33	x	7
	Q1	35	4	5	4	0	4	16	x	x
2008	Q4	60	x	15	7	x	x	24	0	5
	Q3	119	8	26	16	8	16	39	x	x
	Q2	85	3	16	22	4	9	28	0	3
Average Price of Single Houses Sold						($000)				
2009	Q2	319.6	x	267.5	307.9	362.9	356.0	352.3	x	274.3
	Q1	304.0	258.3	260.3	273.8	0.0	359.4	320.8	x	x
2008	Q4	322.8	x	298.5	310.0	x	x	340.8	0.0	291.6
	Q3	329.8	247.5	307.8	321.6	358.3	351.7	352.1	x	x
	Q2	334.9	272.7	320.3	312.5	319.5	360.8	362.0	0.0	330.3

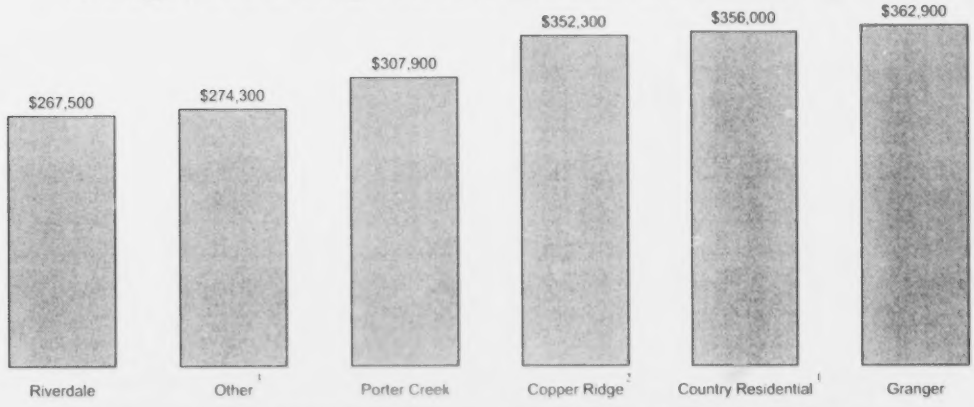
x = suppressed for confidentiality. Rows may not total due to rounding.

- The ***average*** single house price (does not include duplexes, condos or mobile homes) in Whitehorse has decreased $15,300 or 4.6%, comparing the second quarter of 2008 ($334,900) to the second quarter of 2009 ($319,600). The average house price sold in Whitehorse had reached $334,900 in the second quarter of 2008, followed by three consecutive quarters of decline to the first quarter figure of $304,000.

- The ***median*** single house price has decreased $21,000 or 6.5%, comparing the second quarter of 2008 ($325,000) to the second quarter of 2009 ($304,000).

- A comparison of prices in the second quarter of 2008 with prices in the second quarter of 2009 shows that:
  - The average price of a house sold in Riverdale decreased from $320,300 to $267,500, or 16.5%;
  - The average price of a house sold in Porter Creek decreased from $312,500 to $307,900, or 1.5%;
  - The average price of a house sold in Copper Ridge[2] decreased from $362,000 to $352,300, or 2.7%.

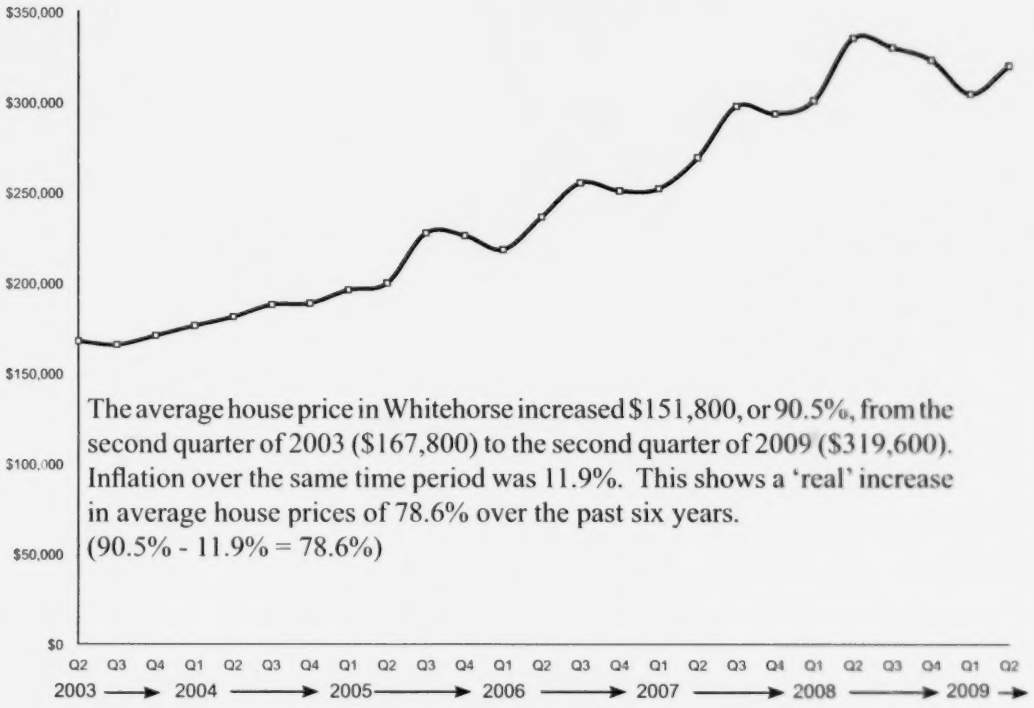
Average Price of Single Houses Sold, *Second Quarter, 2009*



[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the second quarter of 2003 to the second quarter of 2009.



The average house price in Whitehorse increased $151,800, or 90.5%, from the second quarter of 2003 ($167,800) to the second quarter of 2009 ($319,600). Inflation over the same time period was 11.9%. This shows a 'real' increase in average house prices of 78.6% over the past six years.
(90.5% - 11.9% = 78.6%)

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

Yukon
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Bureau of Statistics

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